

PC RESOLUTION NO. 2020-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF TEMECULA RECOMMENDING THAT
THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED
“A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TEMECULA APPROVING AMENDMENT NO. 9 TO
THE OLD TOWN SPECIFIC PLAN (SP-5) (LONG RANGE
PROJECT NO. LR20-0209)”**

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. The Old Town Specific Plan (SP-5) was approved by the City Council on February 22, 1994 by the adoption of Ordinance No. 94-05. Amendment No. 1 to the Old Town Specific Plan (SP-5) was approved on January 23, 1996 by the adoption of Ordinance No. 96-01. Amendment No. 2 to the Old Town Specific Plan (SP-5) was approved on May 13, 1997 by the adoption of Ordinance No. 97-06. Amendment No. 3 to the Old Town Specific Plan (SP-5) was approved on July 13, 1999 by the adoption of Ordinance No. 99-12. Amendment No. 4 to the Old Town Specific Plan (SP-5) was approved on October 10, 2000 by the adoption of Ordinance No. 00-11. Amendment No. 5 to the Old Town Specific Plan (SP-5) was approved on August 24, 2004 by the adoption of Ordinance No. 04-08. Amendment No. 6 to the Old Town Specific Plan (SP-5) was approved on June 13, 2006 by the adoption of Ordinance No. 06-07. Amendment No. 7 to the Old Town Specific Plan (SP-5) was approved on May 25, 2010 by the adoption of Ordinance No. 10-09. Amendment No. 8 to the Old Town Specific Plan (SP-5) was approved on September 5, 2017 by the adoption of Resolution No. 17-56. The Old Town Specific Plan as originally approved and as amended by Amendments Nos. 1-8 shall be referred to in this Resolution as the “Specific Plan.”

B. The City Council of the City of Temecula certified the Old Town Specific Plan Final Program Environmental Impact Report (“FPEIR”) on May 11, 2010.

C. Staff initiated Long Range Project No. LR20-0209, a Specific Plan Amendment, in a manner in accord with the City of Temecula General Plan and Development Code.

D. The Project was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law.

E. On May 6, 2020, the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Addendum No. 1 to the Old Town Specific Plan Final Program Environmental Impact Report and proposed Amendment No. 9 to the Old Town Specific Plan (SP-5) at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

F. After hearing all written and oral testimony by staff and all written comments from the public on the proposed actions and duly considering the comments received, the

Planning Commission adopted Resolution No. 2020-_____ recommending to the City Council that the Addendum No. 1 to the Old Town Specific Plan Final Program Environmental Impact Report be approved. Resolution No. 2020-_____ is hereby incorporated herein by this reference as if set forth in full.

G. All legal preconditions to the adoption of the Resolution have occurred.

Section 2. Further Findings. Pursuant to Temecula Municipal Code Section 17.16.020, the Planning Commission, in recommending that the City Council approve Amendment No. 9 to the Specific Plan hereby finds, determines and declares that:

A. The proposed Specific Plan Amendment is consistent with the General Plan and Development Code.

The proposed Specific Plan Amendment conforms to the existing policies within the City of Temecula General Plan. The General Plan Land Use Element, as noted on page LU-26, anticipates that the City will provide comprehensive planning of large areas and identifies the Old Town Specific Plan as a specific plan area. The proposed Specific Plan Amendment is consistent with the General Plan Land Use Element Goal 7 of having “A viable, high-quality Old Town Temecula area that enhances the City economically, preserves historic structures, and provides civic, cultural, shopping, and meeting and gathering places for tourists and residents.” The proposed Specific Plan Amendment also complies with all applicable Development Code Standards required for Specific Plan amendments including Section 17.16.060 (amendments to approved plans) and Section 17.01.040 (relationship to General Plan) and is consistent with the City of Temecula General Plan goals, policies and objectives.

B. The proposed specific plan amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the city.

The proposed Specific Plan Amendment has been reviewed pursuant to the City’s General Plan and all applicable State laws and has been found to be consistent with the policies, guidelines, standards and regulations intended to ensure that development within the Old Town Specific Plan area will be constructed and function in a manner consistent with the public health, safety and welfare.

C. The subject property is physically suitable for the requested land use designations and the anticipated land use developments.

The Old Town Specific Plan consists of approximately 153 acres, and the subject area of the Specific Plan Amendment (the Downtown Core district) comprises approximately 48 acres of the Specific Plan. As outlined in the Land Use Element of the City’s General Plan (page LU-32), the purpose of Specific Plans is to provide a comprehensive planning document for large areas so that a coordinated planning approach is provided for all anticipated land use developments. As such, the entire Specific Plan area has been reviewed based on existing structures and future build out potential and is physically suitable for the land use designations provided by the Amended Old Town Specific Plan.

D. The proposed specific plan amendment shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

As identified within the City's General Plan Land Use Element, page LU-30, Old Town Temecula is a strong identification point for the City and the City desires to ensure that Old Town remains a focal point for social, cultural, civic, tourist and economic development activities. The Old Town Specific Plan was originally adopted to support and complement the desirable character of Temecula's downtown and the proposed Amendment to the Old Town Specific Plan further supports its downtown character. The City's General Plan Land Use Element states that the City will continue to implement the Old Town Specific Plan and will modify or amend it as needed to respond to development trends in the area (LU-40). As such, the proposed Amendment to the Old Town Specific Plan provides a means to enhance the area economically while also ensuring the development of a desirable character compatible with existing and proposed development in Old Town and the surrounding neighborhood.

Section 3. Recommendation. The Planning Commission of the City of Temecula hereby recommends that the City Council adopt a resolution approving Specific Plan Amendment No. 9 to the Old Town Specific Plan in substantially the same form as attached hereto as Exhibit "A."

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 6th day of May, 2020.

Lanae Turley-Trejo, Chairperson

ATTEST:

Luke Watson, Secretary

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss
CITY OF TEMECULA)

I, Luke Watson, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 2020-____ was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 6th day of May, 2020, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

Luke Watson, Secretary